162.0	0002	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,500 /	656,500
					USE VALUE:	656,500 /	656,500
					ASSESSED:	656,500 /	656,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOOLISH RICHARD M
Owner 2:	
Owner 3:	
Street 1:	212 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1337 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	262,400	5,100	389,000	656,500
Total Card	0.126	262,400	5,100	389,000	656,500
Total Parcel	0.126	262,400	5,100	389,000	656,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.02 | /Parcel: 491.02

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 108154

GIS Ref

GIS Ref

Insp Date 06/30/18

!12661!

PREVIOUS ASSESSMENT

Parcel ID: 162.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	262,400	5100	5,500.	389,000	656,500		Year end	12/23/2021
2021	101	FV	254,600	5100	5,500.	389,000	648,700		Year End Roll	12/10/2020
2020	101	FV	254,700	5100	5,500.	389,000	648,800	648,800	Year End Roll	12/18/2019
2019	101	FV	215,100	5100	5,500.	389,000	609,200	609,200	Year End Roll	1/3/2019
2018	101	FV	215,100	5100	5,500.	344,600	564,800	564,800	Year End Roll	12/20/2017
2017	101	FV	215,100	5100	5,500.	289,000	509,200	509,200	Year End Roll	1/3/2017
2016	101	FV	215,100	5100	5,500.	289,000	509,200	509,200	Year End	1/4/2016
2015	101	FV	203,000	5100	5,500.	250,100	458,200	458,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:20:53

LAST REV

Date	Time
07/09/18	12:02:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12661

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13026-705		7/30/1976		43,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/1996	259	Manual	3,000					REROOF
11/23/1994	630	Manual	1,300					REPAIR ROOF-ATTIC

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Measured	372	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/2/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	108154
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.01	8			Med. Tr	-5					389,026						389,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	389,026	Spl Credit		Total:	389,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	62500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380359
Depreciation:	117911
Depreciated Total:	262448

COMMENTS

PDAS OF=TOILET FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

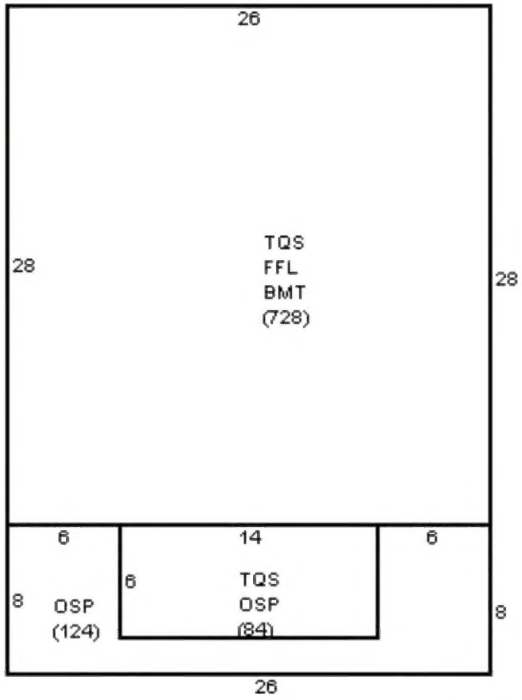
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.47
Special Features:	0	Val/Su Net:	115.44
Final Total:	262400	Val/Su SzAd	196.26

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	728	53.580	39,007
FFL	First Floor	728	178.610	130,025
TQS	3/4 Story	609	178.610	108,771
OSP	Screen Porch	208	26.340	5,478

Net Sketched Area:	2,273			Total:	283,281
Size Ad	1337	Gross Area	2476	FinArea	1337

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

162.0-0002-0018.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100